



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

R06-21-A-009

Ryan L. Holcomb, AICP
Planning Director

Narrative Information Sheet

1. Applicant Identification:
City of Baton Rouge/Parish of East Baton Rouge
1100 Laurel Street Suite 104
Baton Rouge, Louisiana 70802
2. Funding Requested:
 - a. Assessment Grant Type: Community Wide
 - b. Federal Funds Requested:
 - i. \$300,000
 - ii. No waiver is requested
3. Location:
 - a. City of Baton Rouge
 - b. East Baton Rouge Parish
 - c. Louisiana
4. Property Information for Site-Specific Applications: N/A
5. Contacts:
 - a. Project Director
Maggie Gleason, 225-389-3144, mgleason@brla.gov
1100 Laurel Street
Suite 104, Baton Rouge, Louisiana 70802
 - b. Chief Executive/Highest Ranking Elected Official
Mayor President Sharon Weston Broome
222 Saint Louis Street
Third Floor
Baton Rouge, LA 70802
6. Population: 225,362 (2014-2018 American Community Survey 5-Year Estimates)

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less	n/a
The applicant is, or will assist, a federally recognized Indian tribe or United States territory	n/a
The priority brownfield site(s) is impacted by mine-scarred land.	n/a
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	n/a
The priority site(s) is in a federally designated flood plain	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	4
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area	8

8. Letter from the State or Tribal Environmental Authority: Attached

JOHN BEL EDWARDS
GOVERNOR



CHUCK CARR BROWN, Ph.D.
SECRETARY

State of Louisiana
DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF ENVIRONMENTAL ASSESSMENT

September 16, 2020

Ryan Holcomb, Interim Planning Director
Baton Rouge City-Parish Planning Commission
1100 Laurel Street, Suite 104
Baton Rouge, LA 70802

RE: Louisiana Department of Environmental Quality acknowledgement of
Community-Wide Brownfield Assessment Grant Application

Dear Mr. Holcomb:

The Louisiana Department of Environmental Quality (LDEQ) acknowledges and supports the Baton Rouge City-Parish (County) Planning Commission's application to the U.S. Environmental Protection Agency for a \$300,000 Community-Wide Brownfields Assessment Grant to address vacant and underutilized sites in the Plank Road Corridor and the Mid-City neighborhood. This grant will build on the past success of the Baton Rouge Brownfield Program and provide much needed support for a critical environmental justice community.

Thank you for your continued efforts to enhance Louisiana's environment, economy, and quality of life by addressing environmental concerns at vacant and underutilized sites in your community through your Brownfields Program. We look forward to continuing our partnership to facilitate the redevelopment of Brownfield sites in Louisiana. Please contact me at (504) 736-7069 or Rebecca.Otte@LA.gov if you have any questions or need further assistance.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Otte".

Rebecca Otte
Brownfields Coordinator
Remediation Division

cc: Imaging Operations – IAS AI 178641

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Target Area and Brownfields

1.a.i. Background and Description of Target Area: The city of Baton Rouge, Louisiana lies on the east bank of the Mississippi River at the upriver end of the delta industrial corridor. It is the state capitol and is located 82 miles north of New Orleans. Baton Rouge is the largest city within East Baton Rouge Parish, Louisiana's equivalent of county. The city of has a population of 225,362 (2014-2018 American Community Survey 5-year estimates). The parish is bordered by two rivers, the Mississippi and the Amite, along with numerous tributaries, which makes 45% of the Parish a Special Flood Area. The applicant for this grant will be the City-Parish of Baton Rouge and the grant will be implemented by the Planning Commission, the local agency tasked with guiding the growth of the parish and home of the long-running Baton Rouge Brownfield Program.

Baton Rouge is commonly known as a "tale of two cities" with the poorer, minority neighborhoods in the north areas of the city, sharply contrasted to the wealth of the southern areas, and Highway 190 being the dividing line. The target areas of our Brownfield Program will continue to focus on disinvested areas in North Baton Rouge. For this much-needed EPA Assessment grant funding, the three target areas in North Baton Rouge will be **Mid-City, Plank Road** and **Scotlandville**.

Our target area has become littered with brownfields and blighted buildings over the past several decades. In 1909, when Standard Oil (precursor to Exxon) converted a 225 acre former cotton plantation into what was once the largest oil refinery in the world, the city underwent a major change from plantation farming to manufacturing. North Baton Rouge soon became the petrochemical capitol of Louisiana due to the strategic location along the Mississippi river's bluffs and the close proximity to the Gulf of Mexico.

Following World War II, a major period of population growth for the city (340% from 1940-1956), the construction of the I10 highway system, and the racist backlash to desegregation laws spurred the disinvestment and white flight of our target areas to the suburbs in the south area of the city and adjoining parishes. As a result of this migration, many old gas stations, former auto repair facilities, abandoned dry cleaners, paint shops and other small, petrochemical type uses that once served a vibrant community were left to complicate redevelopment and lower return on investments to developers. The high number of vacant buildings are all suspected to contain hazardous building materials such as lead based paint and asbestos. More important, there is the threat to human health through contamination of groundwater and soil with volatile organic compounds, benzene, lead and PCB's all of which have been found in recent assessments.

1.a.ii. Description of the Priority Brownfield Site(s): **3968 Plank Road "Food Hub"**, is a one acre site containing a historic storefront building, but has suspected lead based paint and asbestos based on its development in the 1930's. This building has been boarded up since 2016 and while the former uses on this site and the adjoining vacant lots are unknown, the site is two blocks outside of our 2018 Plank Road Brownfield study which identified 58 sites with environmental concerns. Build Baton Rouge, our redevelopment authority, and owner of the building and surrounding land banked lots, is proposing a mixed use development through public private partnerships. This site is identified in the *Imagine Plank Road* small area plan as catalyst site 1, Food Hub. In addition to a phase I and possible phase II, a market study will be needed to facilitate the proposed grocery and pharmacy on Plank Road.

3955 Plank Road "Civic Center" is directly across from priority site 1. Again, the former uses are unknown, but currently there is a vacant building constructed in a time that used asbestos containing material and the large empty parking lot against the street could hold any number of environmental concerns such as UST's, or contaminated soil under the concrete. A phase I and possible phase II will be needed. Build Baton Rouge is also the owner of this site, identified as catalyst site 2: Civic Center, in the small area plan.

2550 Plank Road "Essential Human Services" has been identified in our 2018 Plank Road brownfield study as having numerous concerns on the property, as well as the surrounding lots. This site was historically used as auto repair since at least 1956, until the Catholic Diocese took ownership. St. Vincent de Paul, a non-profit is currently using the site as a men's homeless shelter with a thrift shop to support their services. Several

properties around the shelter are held in the Build Baton Rouge land bank and a public private partnership is proposed to renovate the structures and expand outreach services. Along with the former auto repair uses, the old structures are presumed to have lead based paint and asbestos and the land banked sites were a former paint shop in the 1950's so a Phase I, Phase II and likely a cleanup plan will be needed.

655 Scenic Highway “Motor City Apartments” contains a building that was a former brownfield site that came through our program in 2010. At that time, the building received a no further action from the state after assessments were completed. Now, the entire 2 acre block is being considered by Volunteers of America and private developers for housing. The phase I and phase II done by the prospective purchaser shows petroleum type contamination in an area of the block that housed a filling station in the 1950's but there is no regulatory information. There are suspected underground storage tanks on site, as described in the 2010 Mid-City Brownfield Study, and will need further assessments to determine if there are indeed UST's, removal to test the soil and clean up planning. This priority site is also surrounded by identified brownfields, mostly former auto-repair, that will need phase I and phase II assessments.

Shada Plantation: is a 10 acre site in the Scotlandville area, owned by Build Baton Rouge that came through our brownfield program in 2015. The site was known as the former Export Drum where chemicals and oil were cleaned out of metal drums and repainted. The waste water was dumped into the municipal sewer system. The site is surrounded by many other former petrochemical sites that may be responsible for offsite contamination. Our Phase II investigation carved out a portion of the site that is ready for reuse, but the remaining, almost 8 acres need additional assessments to characterize the contamination which lab results pointed to elevated volatile organic compounds in the soils, and the conclusion that enclosed structures would not be allowed in that area without further investigation and possible clean up.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The assessment and reuse of our priority brownfield sites aligns with our City/Parish comprehensive land use master plan, **FUTUREBR** which was recently updated in 2018, and two of our small area plans, **Imagine Plank Road**, and the **Scotlandville Community Development Plan**. Within **FUTUREBR**, we have objectives and action items dedicated to our program, such as "continue and expand the highly successful Planning Commission Brownfield Program to encourage infill development and preserve land resources," and "provide incentives for private sector cooperation to reduce the creation of hazardous wastes, the cleanup of brownfield sites, and the return of land to productive uses while establishing appropriate measures for long term environmental protection." The plan goes on to describe Mid-City as a priority area for infill due to its vibrant, mixed use character and linkage to diverse neighborhoods, downtown and employment centers. Our priority site, Motor City Apartments, accomplishes this desired infill development and a potential cleanup of brownfield sites. Renaissance Neighborhood Development Corporation (the development arm of Volunteers of America) plans to construct workforce housing, along a new transit stop that is in close proximity to the newly opened Baton Rouge General Emergency Room and the new Bridge Center Mental Health facility, efficiently linking people to jobs.

The adopted small area plans are devoted to the Plank Road and Scotlandville targeted areas. The Scotlandville plan maps out the high number of blighted buildings and vacant land as a starting point to promote infill redevelopment. The focus area of the Scotlandville plan contains our priority site, Shada Plantation, as a core commercial project which will serve the Southern University Area, where student housing and access to healthy groceries are a priority.

Imagine Plank Road recognizes brownfields which "hinder redevelopment and pose a public health hazard". The plan outlines, in great details and renderings the reuse of our Plank Road priority sites as "transit oriented development" such as the Civic Center, which will provide multi-use space to accommodate public functions. Recently, the library system has expressed interest in moving a location to Plank Road and this site is ideal. The "food hub" priority site once assessed, and redeveloped, will provide a mixed use development to the community with housing, a commercial kitchen workspace devoted to food entrepreneurs, a grocery store, and

a pharmacy. The third priority site on Plank Road, is identified as “essential human services” in Imagine Plank Road. The renovation of this mid-century modern building and the new two story construction proposed by a partnership with Build Baton Rouge and St Vincent DePaul will provide emergency short term housing on the second floor, and commercial uses on the first.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The revitalization of these 5 priority sites, all located in Federal Opportunity Zones, will serve as catalysts to trigger investments, affordable housing and jobs back into the three targeted areas. Four of the sites contain existing buildings that will be reused and put back into commerce, which as a sustainable practice, preserves greenfields and flood hazard areas by preventing leapfrog development known as sprawl. In 2019, 74 percent of new development in East Baton Rouge Parish took place in the suburban character areas (*Planning Commission 2019 Annual Report*) and 36.5 percent of this development (401 of 1097 permits issued) took place in sensitive wetland and flood hazard areas where the perception of cheaper land exists. By contrast, our priority sites and targeted areas are completely out of flood hazard areas. The redevelopment of our priority sites on Plank Road have estimated economic benefits outlined in Imagine Plank Road, such as 10,000 square feet of a new grocery store with projected 3.8 million in sales by the third operating year. The “civic center” site on Plank Road, once assessed, will accommodate government and non-profit services and allow for conferences. The redevelopment associated with the priority sites will bring with it construction jobs, new retail services and jobs, which will be easily accessed by the new Bus Rapid Transit. Build Baton Rouge has a goal to make the Plank Road sites a hub for free internet access through 5G/broadband infrastructure. Conducting an infrastructure evaluation will provide inventory of existing utilities to help close the digital divide and provide access to education, jobs, and services.

The Motor City Apartment priority site in Mid-City will add a 2000 square foot community meeting space and 110 residential units with ten percent set aside for low income. The new buildings are designed with green building elements. According to our Mid-City Brownfield study, this one block site is surrounded on all sides with other brownfields (8 total, 2 are for sale) and putting this site back into commerce will spur interest in redevelopment of those sites, adding back several acres of prime urban land back into productive use.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: All of the target areas are located within federally designated opportunity zones. Build Baton Rouge was recently awarded the **\$5 million JPMorgan Chase’s AdvancingCities Challenge** to help implement the Plank Road Masterplan, with three specific strategies of eliminating blight, preserving affordable housing, and growing small businesses within opportunity zones. Planning Staff is working with the Baton Rouge Area Chamber and the Louisiana Economic Development Agency to link potential developers with numerous state and local resources such as tax credits, abatements, opportunity funds, and local financial institutions through their Community Reinvestment Act initiatives. Within our department, we process Enterprise Zone applications, Restoration Tax Abatements, Revolving Loan Funds (RLF), and offer planning fee waivers to brownfield sites. In addition to this, we will also utilize Restore Funds, a HUD financing program, for commercial and mixed use properties.

Planning Commission is also the state certified Local Government for historic preservation in the parish. We can assist our developments with historic tax incentives, including any sites located in the Eddie Robinson National Historic District and the Scotlandville Cultural District. The Eddie Robinson National Historic District was recently approved in 2018 and is within the Mid-City target area. This historic district has opened up national and state incentives that can credit up to **40 percent** of the project costs on buildings 50 years or older. The Scotlandville Cultural District revitalizes a community by creating a hub of cultural activity, allowing income and corporate franchise tax credits for eligible expenses for rehabilitation of owner-occupied or revenue generating historic structures, and providing an exemption from sales and use taxes for proceeds received from the sale of original one-of-a-kind works of art. Through our user-friendly Economic Development GIS Web Application, we can confirm sites that qualify for local economic development incentives in our targeted areas. Our partners, such as Mid City Redevelopment and Build Baton Rouge have additional incentives such as gap financing, CDBG

grants, and New Market Tax Credits. In exchange for **LEED design elements** and low income housing units, our Plank Road Incentivized Overlay will offer density credits, smaller setbacks and less parking requirements which help offsets costs to developers.

1.c.ii. Use of Existing Infrastructure: The target area was developed in a traditional grid pattern, which makes the most sustainable use of existing infrastructure. The grid layout creates well connected communities which in turn leads to less traffic congestion, increased use of public transportation and lower household costs. There are existing roads, buildings, water lines, sewer lines and other utilities in place. Many of our brownfield buildings contain older and hazardous building materials on the interior, but the structures are themselves sound and built with high quality and interesting architectural details.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: Our target areas are the poorest areas in the city. Scotlandville, Plank Road, and Mid-City all face high poverty rates and low-income levels. Table 1 below shows that residents among these areas are more likely to live below the poverty line, be unemployed, and rely on public assistance, thus the need for reinvestment. These areas lag behind the parish, state, and U.S. when it comes to socioeconomic status. To further complicate the issue, in 2019, voters passed an unprecedented break of the city (86,000) to incorporate most of the southern region into its own municipality called St. George.¹ The City of St. George will result in the City-Parish reducing its services and expenditures by up to **45 percent** of the general fund budget, and will be required to increase taxes and services just to balance out². The incorporation of the new city could happen within the next three years depending on legal allegations. The scarce budget for the City-Parish is mostly preserved for vital municipal services, resulting in limited resources of funding for remediation and reuse of brownfields. The EPA Brownfields Grant funding will provide a means to move forward with conducting environmental assessments to facilitate redevelopment.

Table 1: Economic Distress Data

Statistic	Plank Road	Mid-City	Scotlandville	Baton Rouge	East Baton Rouge Parish	Louisiana	United States
Population	10,667	18,479	24,156	225,362	444,094	4,663,616	322,903,030
Unemployment	15%	16%	11%	9%	6%	7%	6%
Households in Poverty	36%	38%	29%	24%	17%	19%	13%
Households w/SNAP Benefits	42%	22%	26%	19%	14%	16%	12%
Median Household Income ^A	\$20,391-50,434	\$13,059-69,489	\$16,883-65,395	\$41,761	\$52,719	\$47,942	\$60,293

A) A range of all the median household income is specified since medians cannot be combined across census tracts and block groups. In looking over all of the medians, **48 of the 52 block groups with medians (92%) are lower than the median for EBR**; Source: 2014-2018 American Community Survey (ACS) 5-Year Estimates

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations: Future remediation of brownfields will not only create economic opportunity but increased environmental health benefits and improved community welfare. According to EPA's EnviroFacts, Louisiana ranks 4 out 56 states/territories nationwide based on total toxic chemical releases per square mile³, with 21 Toxic Release Industry (TRI) facilities in Baton Rouge⁴. These environmental and health

¹ <https://www.nytimes.com/2019/10/13/us/baton-rouge-st-george.html>

² <https://www.brla.gov/DocumentCenter/View/7290/Financial-Impact-Analysis-of-City-of-St-George>

³ https://enviro.epa.gov/triexplorer/tri_factsheet.factsheet?pParent=TRIQ1&pDataset=TRIQ1&pzip=70807&pyear=2018

⁴ https://enviro.epa.gov/triexplorer/tri_factsheet.factsheet?

threats disproportionately affect our sensitive populations, which include minorities, low-income residents, children, seniors, and pregnant woman. Over 85 percent of residents within the target areas are minorities, with over 80 percent being Black. Children and seniors make up more than 15 percent of the population in each of our target areas. Our target areas also have a high number of families with children under the age of 18 live: Plank Road (26%), Scotlandville (16%) and Mid-City (13%). To make matters worse, five our target sites are in close proximity to residential areas and schools.

2) Greater than Normal Incidence of Disease and Adverse Health Conditions: The contamination of brownfields within the target areas is likely contributing to the overall poor health in the community. Although the health data is not available for our specific target areas, East Baton Rouge Parish is ranked in the second worst quartile of parishes in Louisiana for diabetes at 11.6 percent and among the highest in the state for asthma rates at 12.1 percent according to the Louisiana Department of Health. In 2017, nearly 33 percent of residents in East Baton Rouge Parish were obese.⁵ According to the National Institute of Health National Cancer Institute, East Baton Rouge Parish has a 480.4 cancer incidence which is greater than the U.S. of 448.7 (based on 2013-2017 cases).⁶ According to the Louisiana Tumor Registry Cancer Incidence in Louisiana by Census Tract report, 3 of the 6 census tracts in East Baton Rouge Parish that have a significantly higher cancer incidence rate than Louisiana are within our tract area (Tracts 2, 4, and 31.01).⁷ According to the USDA Food Access Research Atlas, our target areas are listed as low income and low access census tracts where a significant number of residents live one-mile from the nearest supermarket or grocery store.⁸ The reuse of 3968 Plank Road as a Food Hub site will help address the lack of healthy food in the target area.

(3) Disproportionately Impacted Populations: The public health impacts in the target area and their proximity to impoverished and minority residents has disproportionately exposed them to environmental hazards. The U.S. EPA's Environmental Justice Screening and Mapping Tool (EJSCREEN) rates each our target areas as worse than the country with respect to air quality (ozone, particulate matter, etc.), Plank Road (70 percentile), Scotlandville (87 percentile), and Mid-City (90 percentile)⁹. Using this grant to assess the soil contamination from former industrial uses will identify risks posed by direct inhalation of particle matter. The target area population is disproportionately affected by these harmful environmental hazards. This assessment grant will help identify brownfields contributing to environmental justice issues and drive redevelopment that will result in increased opportunity for the disadvantaged community.

2.b. Community Engagement

2.b.i & 2.b.ii Project Partners and Project Partner Roles

Partner Name	Point of Contact (Name, Email and Phone)	Specific Role in the Project
Baton Rouge Area Chamber of Commerce	Donnie Miller, donnie@brac.org, 225-381-7136 Andrew Fitzgerald, andrew@brac.org, 312-513-8084	Promote brownfield redevelopment, connect sites to incentives, market sites to private sector developers
Baton Rouge North Economic Development District	Jerry Jones, Jerry@brnedd.com, 225-921-3554	Identify sites, community outreach, economic development, creation of TIF districts
Build Baton Rouge	Chris Tyson, ctyson@buildbatonrouge.org, 225-387-5606	Identify sites, community outreach; funding for redevelopment

⁵ <https://healthdata.la.gov/>

⁶ <https://statecancerprofiles.cancer.gov/quick-profiles/index.php?statename=louisiana#t=2>

⁷ https://sph.lsuhsu.edu/wp-content/uploads/2020/04/01_Cancer-Incidence-in-LA-by-Census-Tract-2007-2016.pdf

⁸ <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>

⁹ <https://ejscreen.epa.gov/mapper/>

Downtown Development District	Davis Rhorer, drhorer@brla.gov, 225-389-5520	Provide site selection ,link to potential developers and community outreach
Louisiana Brownfield Association	Melanie Hanks, execdirectorlba@gmail.com, 504-214-6318 Maggie Gleason, mgleason@brla.gov, 225-389-3144	Provide technical expertise, community outreach, marketing of sites
Louisiana Department of Environment Quality	Rebecca Otte, Rebecca.Otte@la.gov, 504-736-7069	Provide state regulatory oversight and technical expertise, community outreach
Mid-City Redevelopment Alliance	Sam Sanders, sam@midcityredevelopment.org, 225-346-1000 ext. 205	Identify sites, community outreach, funding for redevelopment
South Central Planning & Development Commission	Cullen Curole, cullen@scpdc.org, 985-851-2900	Revolving loan fund coalition partner, provide Restore Funds for redevelopment

2.b.iii. Incorporating Community Input: The Planning Commission has multi-faceted systems in place for community input on our Brownfield Program. Our department has a webpage that is updated weekly, includes a monthly newsletter, a page dedicated to the Brownfield Program and access to our agenda's and meeting notices. A new online public comment form has been created and added to our website since the Covid-19 shutdown and has received 806 submissions. This resource has proven to be useful in receiving input from the public since meetings have been limited to virtual platforms. Online public engagement will be continued even after restrictions have been lifted. Digital divide is a real problem in our targeted area and we have measures to address this. Planning staff is well experienced in post-card mailings to property owners and this method will be applied to kick-off meetings, community meetings, and reuse and clean up planning activities.

Our "Resource Center" is also available to the public during office hours for walk-ins where brownfield information and input can be relayed in person. In partnership with Build Baton Rouge, Planning Commission will conduct an open house with the community for input on the incentivized Plank Road Overlay and brownfields. Finally, we have multiple staff who are fluent in Spanish who can translate to our Hispanic community and access to other translators such sign language are readily available with coordination through our Mayor's Office.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

3.a.i/ii/iii/iv. Project Implementation/Anticipated Project Schedule/Task Activity lead/ Outputs: Planning Commission, specifically the brownfield manager, will oversee the grant program, community meetings, budget and scheduling for all activities associated with assessing priority sites in the targeted area within the three year time period.

Implementation	Schedule	Lead
Task 1: Project Implementation, Community Outreach, Training		
Project Implementation: A work plan will be prepared, and Planning Commission will serve as the liaison to the EPA Project Officer upon notice of award. An application from to our brownfield program will be created to allow sites other than our priority sites, but within the targeted area, to apply for assessments.	Q1-Q2	Planning

Project schedules and budgets will be prepared with our excel templates, project tracking tools and financial management system (MUNIS).	Q1	Planning, Finance
Federal Financial and MBE/WBE forms will be done every fiscal year during the three year period.	Q1-Q12	Planning, Finance
A Request for Proposal to procure a qualified environmental professional (QEP) will be written and advertised immediately after EPA award notification. This procurement will be done in compliance with all federal regulations.	Q1-Q2	Planning, Purchasing, Finance
<u>Community Outreach</u> will be done by the planning staff through our website, community meetings with neighborhood leaders, meetings with our various partners and their boards, and providing educational opportunities such as webinars and brochures at those events.	Q1-Q12	Planning, QEP
<u>Training</u> will consist of two staff to attend the National Brownfield and Region 6 conferences which are estimated to be 4 events in 3 years.	Q1-Q12	Planning
iv. Outputs include a cooperative agreement, a work plan, a certificate of completion for QA training, 12 quarterly reports, 6 community meetings with redevelopment partners and board members over three years' time frame 36 social media blasts (one per month) for three years' time frame, 1 outreach brochure to post on website and printed copies handed out at community meetings, 3 presentations/webinars to local conferences, such as Louisiana Planning Association, Preserve Louisiana and Realtors Association.		
Task 2 Phase I investigations	Schedule	Lead
The QEP will prepare all phase I environmental assessments to investigate past uses, recognized environmental concerns, and in accordance with All Appropriate Inquiry and ASTM Standard E1527-13. Seven phase Is are expected including our priority sites and sites within targeted brownfield area. The QEP will present findings at community meetings. Staff will process applications to our brownfield program, gain access agreements, contact the state for petroleum letters, prepare the property eligibility forms to the project officer and coordinate review of the reports.	Q2-Q12	QEP Planning
iv. Outputs will include property eligibility forms to the EPA project officer, eight Phase I reports, eight updates to the ACRES database along with quarterly reporting.		
Task 3 Phase II investigation	Schedule	Lead
The QEP will be responsible for analyzing the phase I reports and determining if a phase II is needed, what should be tested, where testing should occur, and will report all findings in accordance with ASTM practices. Quality assurance plans will be created by the QEP, and reviewed by the Baton Rouge Brownfield QA manager prior to sampling. Six brownfield sites are expected to be assessed during the duration of the grant, including our priority sites.	Q2-Q12	QEP
iv. Outputs: six quality assurance plans, six Phase II reports, six updates to ACRES and all quarterly reports.		
Task 4 Reuse/Clean Up Planning	Schedule	Lead
Reuse planning activities could include Analysis of Brownfield Clean up Alternatives, conceptual cleanup plans with cost estimates and schedules and/or applications to the state voluntary remediation program. As part of reuse planning on Plank Road, one market study is needed. For all priority sites, a broadband infrastructure study will be done. In procuring a QEP, the	Q1-Q12	QEP

ability to perform or subcontract the reuse planning activities will be written into the RFP.		
iv. Outputs will include three clean up planning reports, three work plans submitted to the state for approval, one market study, three broadband reports and three updates to ACRES along with quarterly reporting.		

3.b. Cost Estimates

Task 1: Project Implementation, Community Outreach, Training

-Travel Costs: \$1,250 per event, 3 events within in 3 years for two people ($\$1,250 \times 3 \text{ events}$) = \$3,750;

Total: ($\$3,750 \times 2 \text{ people}$) = \$7,500

-Supply Costs: \$2,500 per computer ($\$1,800 \times 2 \text{ computers}$) = \$3,600, \$2,000 for general office supplies;

Total: ($\$3,600 + \$2,000$) = \$5,600

Task 2: Phase I Investigations

-Contractual Costs: \$3,700 per phase I (calculated by averaging our previous phase I assessments) plus

3% increase for cost of compliance ($3,700 \times 8 \text{ phase I's}$) = \$29,600; ($\$29,600 \times .03$) = \$888; Total:

($\$29,600 + \888) = \$30,488

Task 3: Phase II

-Contractual Costs: \$25,000 per phase II (calculated by averaging our previous phase II assessments) plus

3% increase for cost of compliance ($\$25,000 \times 6 \text{ phase II's}$) = \$150,000; ($\$150,000 \times .03$) = \$4,500; One

Asbestos/Lead Based Paint Survey (\$8,000); Total: ($\$150,000 + \$4,500 + \$8,000$) = \$162,500

Task 4: Reuse Planning

-Market Study Costs: \$30,000

-Cleanup Planning Costs: \$25,000 per site ($\$25,000 \times 2 \text{ sites}$) = \$50,000

-Infrastructure Evaluation Costs: \$10,000; Total: ($\$30,000 + \$50,000 + \$10,000$) = \$90,000

Budget Categories		Project Tasks (\$)				
		Task 1: Project Implementation, Community Outreach, Training	Task 2: Phase I investigations	Task 3: Phase II	Task 4: Reuse Planning	Total
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$7,500	\$0	\$0	\$0	\$7,500
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$5,600	\$0	\$0	\$0	\$5,600
	Contractual	\$0	\$30,488	\$162,500	\$90,000	\$282,988
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$13,100	\$30,488	\$162,500	\$90,000	\$296,088
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget (Total Direct Costs + Indirect Costs)		\$13,100	\$30,488	\$162,500	\$90,000	\$296,088

3.c. Measuring Environmental Results: The Planning Commission staff uses a variety of tracking mechanisms to ensure progress of our sites and to keep all projects moving forward. Within our office we use a large site tracking visual board where we have each site listed and a 9 step chart where we can easily see where each site is in the assessment/redevelopment phase. This chart is updated weekly as our sites move through the process. Staff is experienced with EPA ACRES software to digitally track our assessments and measure our environmental

results such as contaminants, acres cleaned up, and funds leveraged. We access previous grants to update jobs created and leveraged funding as that information comes in. Using our project tracking and ACRES, we create our quarterly reports and know when to get updates from our consultants and other stakeholders. Our department also maintains an ever-evolving publication on our brownfield program, which we update after each grant cycle is complete and post to our webpage. This publication details all the sites we have assessed since 2000 and highlights success stories.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure: Planning Staff is the lead in implementing the EPA assessment grant. Our Brownfield Program has long established procedures for developing site eligibility criteria for assessment funding, quality management plans, and project tracking tools. The City-Parish's Finance Department provides responsible financial management systems through MUNIS software and in accordance with the best-recognized principles of governmental finance. The auditing division of the Finance Department performs independent appraisals to evaluate city-parish programs, activities, and functions. The Geographic Information Services (GIS) team provides us with state of the art mapping capabilities. This department, through their open data policy, can have datasets, shape files and maps ready to share with our environmental consultants, developers or any citizen. This in-kind service will be provided at no charge for our brownfield program.

4.a.ii Description of Key Staff:

Ryan Holcomb AICP, Planning Director- has a BLA in Landscape Architecture, has been with the Planning Commission for 17 years and has oversight over the department's Baton Rouge Brownfields Program. He has extensive experience in land use principles, redevelopment strategies and has taken the lead on working with our partners to incentivize redevelopment in our targeted area. He has coordinated and closed out \$1.9 million in federal recovery funds for hurricane relief and planning efforts. Mr. Holcomb was instrumental in creating an online community input platform through our website. He serves on the board for the Mid-City Redevelopment Authority, one of our strategic partners.

Maggie Gleason AICP, Planning Manager- has a BS in Urban Planning, 12 years of urban planning, grant and project management experience. She will have the lead role in implementing the FY21 Assessment Grant, committing up to 20 hours a week to programmatic brownfield activities and assigning tasks. She managed the FY15 EPA Assessment grant of \$400k to close out, and has written for, managed and closed out 2 federally funded Urban Forestry grants, and one state historic preservation totaling over \$500k. She completed the EPA Quality Project and Program training in 2019. Within the planning department, she manages the historic preservation and economic development programs which are interrelated with reuse of brownfield sites. She also serves on the board of the Louisiana Brownfield Association.

Jasmine Thomas, Planner II- has a Master's in Urban and Regional Planning, a BS in Geographic Information Systems, is certified by the Grant Training Center for completion of a professional grant development workshop, and since joining the Planning Commission in 2019 has been immersed in brownfield redevelopment workshops and training. She will be the co-lead, committing up to 20 hours a week on the Baton Rouge Brownfield Program.

Annette Chambliss, Executive Assistant- is the Planning Departments liaison to the Finance Department and is responsible for procuring goods and services, tracking expenses and providing budget reports. She has experience with managing and closing out EPA grants for the last 8 years with an organized Excel format which will track funds as they are expended.

Chelsea Faulk, Chief Financial Analyst- is the grant professional in our Finance Department. She has a BS in accounting along with 10 years of experience in EPA brownfield grants. She is tasked with federal reporting, yearly financial statements, and drawdowns for our EPA grants.

Justin Priola, GIS Coordinator- is our mapping expert. He has a MS in Urban Planning and 15 years of GIS experience. He will provide data to our consultants, brownfield partners and public for community outreach.

Planning Commission is made up of 17 full time staff who are cross-trained in various departments and any of the senior planners could step into a role if there was a vacancy. The City-Parish Human Resources Department, also has a good history of attracting qualified staff in the event that personnel would need to be replaced. Our organized record keeping allows any new staff to quickly learn our Brownfield Program.

4.a.iii. Acquiring Additional Resources: Planning Commission has a long history of working with outside professional consultants on redevelopment and planning projects. We will need to obtain these technical services that include Phase I and II environmental site assessments as well as clean up/reuse planning services. If EPA funding is awarded, Planning Staff has already worked with the purchasing and financing department to prepare an RFP that can be advertised immediately so that a professional environmental consultant can be procured (ensuring compliance with 2 CFR 200.318)

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

1. Accomplishments: The Baton Rouge City-Parish Planning Commission has an extensive history of successfully managing federal and state grant funding. In October 2000, the Planning Commission was awarded a \$200,000 Assessment Demonstration Pilot Grant from EPA. Since this initial funding, the Planning Commission has successfully managed \$1,700,000 in Brownfields Assessment Grant funding from EPA. Significant accomplishments from previous grants include over 80 environmental assessments performed on 59 individual sites. Of these sites, over \$52,700,000 dollars have been leveraged in construction and redevelopment costs. Our most recent awarded EPA grants were three community-wide assessment grants in 2015, 2010 and 2006.

2015 Assessment Grant: As part of this grant, seven Phase I and six Phase II have been completed with hazardous funds and six Phase I and five Phase II assessments have been completed with petroleum funds. The **Plank Road Corridor** and **Hotel Lincoln** were sites assessed with this grant.

2010 Assessment Grant With this grant, we conducted 3 Phase I and 3 Phase II assessments, and completed 1 clean-up plan with petroleum funds and 3 Phase I, 4 Phase II assessments, and 3 clean-up plans with hazardous funds. This included a site now known as **Electric Depot**. Electric Depot is a gorgeous, 6 acre, mixed use development of a former industrial site in the heart of Baton Rouge that has leveraged \$12 million in redevelopment and created 39 permanent jobs.

2006 Assessment Grant As part of this grant, an assessment of the **O'Brien House Campus** was conducted. The site was formerly used by Baton Rouge Gas Works in the late 1800s. The site was used in the past by Baton Rouge Electric Company Gas Plant as the foundation of a gas storage tank. Baton Rouge Brownfields Program assisted in site planning and obtaining funding for assessment. Today, the O'Brien House, a halfway house for substance abuse, has been expanded to include a dormitory, office space, and parking and has leveraged \$300,000 in redevelopment and created 35 jobs.

2. Compliance with Requirements: With all the EPA brownfield grants received, we have been in compliance with the work plan and met all programmatic requirements. We have made timely reporting of quarterly performance and technical reporting, including entering data into ACRES. Outputs and outcomes were reported in ACRES for all sites. All of the grants awarded were successfully closed out with zero to less than one percent of funds remaining. We have maintained consistent contact with our EPA Project Officer and are in good standing with EPA Region 6.

III.B. Threshold Criteria for Assessment Grants

III.B.1. Applicant Eligibility

The City of Baton Rouge-Parish of East Baton Rouge is a municipality in the State of Louisiana and is eligible for an EPA Brownfield Assessment Grant.

III.B.2. Community Involvement

The City of Baton Rouge-Parish of East Baton Rouge recognizes that community involvement is essential to the success of brownfield redevelopment. Our ultimate goal is to provide effective communication that allows community members and stakeholders to stay informed and actively involved in the circular process. Our three redevelopment partners will serve as our pipeline not only for projects, but for community involvement. Each partner has their associated boards which hold meetings where members of the community express their concerns and visions for potential reuse of brownfield sites. Our goal is to attend a meeting quarterly with our partners to present the City's brownfields program, and communicate all progress on the priority sites and targeted areas. Our outreach activities will include the following:

- City Website- the brownfields webpage will be updated and will include meeting information, project updates, reports, and our online public comment form
- Press Release- press release through the Business Report
- Social Media- 36 social media blasts on our Facebook page
- Public Meetings- six community meetings will be held
- Brochures- the brownfields brochure will be updated to provide information about the program to be distributed at community meetings and posted on our webpage (translations as needed)

We will make accommodations for community members who maybe disabled, elderly, are without internet or phone service, or do not have reliable transportation to commute to public meetings and outreach events. In addition, we will also provide language accommodations to reduce the language barrier by working with contractors for translation services for print and online materials.

III.B.3. Expenditure of Assessment Grant Funds

EBR Planning Commission does not currently have any active EPA Brownfield Assessment grants.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Baton Rouge- Parish of East Baton Rouge

* b. Employer/Taxpayer Identification Number (EIN/TIN):

72-6000137

* c. Organizational DUNS:

0719483010000

d. Address:

* Street1: 222 Saint Louis Street

Street2: Third Floor

* City: Baton Rouge

County/Parish: East Baton Rouge

* State: LA: Louisiana

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 70802-5832

e. Organizational Unit:

Department Name:

Planning Commission

Division Name:

Long Range Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Maggie

Middle Name:

* Last Name:

Trenary Gleason

Suffix:

Title: Manager

Organizational Affiliation:

Planning Staff

* Telephone Number: 225-389-3144

Fax Number: 225-389-5342

* Email: mgleason@brla.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Baton Rouge Brownfields Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant LA-006

* b. Program/Project LA-006

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/21/2021

* b. End Date: 09/30/2024

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mrs. * First Name: Maggie

Middle Name:

* Last Name: Trenary Gleason

Suffix:

* Title: Manager

* Telephone Number: 225-389-3144 Fax Number: 225-389-5342

* Email: mgleason@brla.gov

* Signature of Authorized Representative: Maggie T Gleason * Date Signed: 10/27/2020